090.0	0002	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	861,100 /	861,100
					USE VALUE:	861,100 /	861,100
					ASSESSED:	861,100 /	861,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
159		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KENNY ELIZABETH
Owner 2:	CONARD GEORGE M
Owner 3:	
Street 1:	159 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NOBLE ROBERT P/ETAL -
Owner 2:	NOBLE CAROL T -
Street 1:	159 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 2641 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6542.000	429,700		431,400	861,100
Total Card	0.150	429,700		431,400	861,100
Total Parcel	0.150	429,700		431,400	861,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.05 /Parcel: 326.05

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 57583

GIS Ref

GIS Ref

Insp Date 10/20/18

!7294!

PREVIOUS ASSESSMENT

Parcel ID 090.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	429,700	0	6,542.	431,400	861,100		Year end	12/23/2021
2021	101	FV	416,600	0	6,542.	431,400	848,000		Year End Roll	12/10/2020
2020	101	FV	416,600	0	6,542.	431,400	848,000	848,000	Year End Roll	12/18/2019
2019	101	FV	313,000	0	6,542.	437,500	750,500	750,500	Year End Roll	1/3/2019
2018	101	FV	313,000	0	6,542.	326,600	639,600	639,600	Year End Roll	12/20/2017
2017	101	FV	313,000	0	6,542.	295,800	608,800	608,800	Year End Roll	1/3/2017
2016	101	FV	313,000	0	6,542.	283,500	596,500	596,500	Year End	1/4/2016
2015	101	FV	305,400	0	6,542.	240,300	545,700	545,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:20:00

LAST REV

Date	Time
08/24/21	08:38:28
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7294

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOBLE ROBERT P/	77904-445	1	6/1/2021		1,101,000	No	No		
HOUSER JOY A	26670-209		9/16/1996		182,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2021	875	Heat App	24,800	C				
9/9/2020	1053	Solar Pa	11,503	C				
6/2/2020	576	Siding	13,962	C				
1/8/2020	65	Re-Roof	7,000	C				
1/23/2003	117	Addition	129,000					
10/10/1996	520	Manual	3,200					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	HS	Hanne S
3/20/2009	Meas/Inspect	372	PATRIOT
3/14/2000	Inspected	276	PATRIOT
1/28/2000	Mailer Sent		
1/28/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	57583
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6542		Sq. Ft.	Site		0	70.	0.94	5									431,384						431,400	

Total AC/HA:	0.15018	Total SF/SM:	6542	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	431,384	Spl Credit		Total:	431,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	1 - Wood Shingl	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13187242
Const Adj.:	0.98000199
Adj $ / SQ:	144.201
Other Features:	99000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	527840
Depreciation:	98178
Depreciated Total:	429662

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

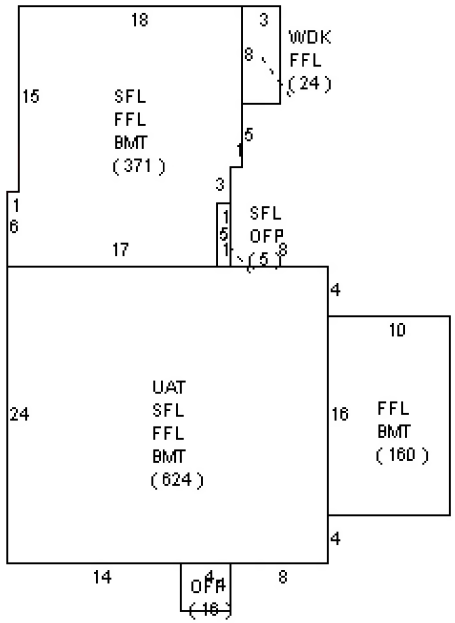
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	158.62
Special Features:	0	Val/Su Net:	121.56
Final Total:	429700	Val/Su SzAd	197.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,179	144.200	170,013
BMT	Basement	1,155	48.800	56,361
SFL	Second Floor	1,000	144.200	144,201
UAT	Upper Attic	156	57.680	8,998
WDK	Deck	24	15.680	376
OFP	Open Porch	21	43.120	906

Net Sketched Area:	3,535	Total:	380,855

Size Ad	2179	Gross Area	4003	FinArea	2641

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

090.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	